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UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA

JPMORGAN CHASE BANK, N.A.,
Plaintiff,

vs.

TERRAFIRMA VENTURE LLC, a Nevada
limited liability company; YORK
VILLAGE COMMUNITY OWNERS
ASSOCIATION, a Nevada non-profit
corporation; RALPH GOODSIDE, an
individual,

Defendants.

Case No. 2:17-cv-01929-MMD-CWH

**STIPULATION AND ORDER FOR
DISMISSAL WITH PREJUDICE**

Pursuant to Rule 41 of the Federal Rules of Civil Procedure, Plaintiff JPMorgan Chase Bank, N.A. ("Chase"), Defendant Terrafirma Ventures LLC ("Terrafirma"), and Defendant York Village Community Owners Association ("York Village") (collectively, the "Parties"), by and through their respective undersigned counsel of record, hereby stipulate to and agree, as follows:

1. This action concerns title to real property commonly known as 7119 Oberling Bay, Las Vegas, Nevada ("Property") following a homeowner's association foreclosure sale conducted on December 21, 2012, with respect to the Property.

1 2. As it relates to the Parties, a dispute arose regarding that certain Deed
2 of Trust recorded against the Property in the Official Records of Clark County,
3 Nevada as Instrument Number 20090529-0005838 (“Deed of Trust”), and in
4 particular, whether the Deed of Trust continues to encumber the Property.

5 3. With respect to this dispute, Chase and Terrafirma have entered into a
6 confidential settlement agreement pursuant to which Chase recorded a full
7 reconveyance of the Deed of Trust in the Official Records of Clark County, Nevada,
8 constituting a full release and discharge of the Deed of Trust.

9 4. The Parties stipulate and agree that a copy of this Stipulation and
10 Order may be recorded with the Clark County Recorder.

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1 5. Chase and Terrafirma have resolved all of their claims and disputes,
2 and stipulate and agree to the dismissal of all claims among them with prejudice,
3 with each party to bear its own costs and fees. Chase and York Village stipulate and
4 agree to the dismissal of all claims among them with prejudice, with each party to
5 bear its own costs and fees. Chase voluntarily dismissed Ralph Goodside on
6 November 15, 2017, and has been terminated as a party to the action.

7 DATED this 18th day of September, 2018.

8
9 BALLARD SPAHR LLP

THE BALL LAW GROUP

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22 *Attorneys for York Village Community*
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23
24 IT IS SO ORDERED.

25 
26 UNITED STATES DISTRICT JUDGE

27 DATED: September 18, 2018
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